

**AGENDA
BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
JUNE 22, 2021**

The Board of Zoning Adjustment hears requests for Special Permits, Appeals and Variances to the requirements of the Columbus Zoning Code, Title 33, of the Columbus City Codes. The Board does not hear applications to amend the Official Zoning Map.

The Board of Zoning Adjustment will hold a virtual public hearing (due to Covid-19), via WebEx, on **TUESDAY, JUNE 22nd, 2021 at 4:30 p.m.**

To join the meeting send an email to the case manager listed at least one day before the meeting for an invitation link. You can also monitor the hearing through the City of Columbus YouTube channel at <http://www.youtube.com/cityofcolumbus>. Further information may be obtained by visiting the City of Columbus Zoning Office website at www.columbus.gov/bzs/zoning/Board-of-Zoning-Adjustment or by calling the Department of Building and Zoning Services, Public Hearings section at 614-645-4522.

SPECIAL NOTE TO APPLICANT: YOU OR YOUR REPRESENTATIVE MUST ATTEND THIS MEETING. It is the rule of the Commission to withdraw an application when a representative is not present.

SIGN LANGUAGE INTERPRETER: A Sign Language Interpreter, to “Sign” this meeting, will be made available for anyone with a need for this service, provided the Department of Building & Zoning Services is made aware of this need and given a reasonable notice of at least forty-eight (48) hours prior to the scheduled meeting time. To schedule an interpreter, please call 614-645-6373 or TDD 614-645-3293.

01. In-Person Board of Zoning Adjustment Meetings

Discussion on making the adjustment to in-person meetings.
Tony Celebrezze, Assistant Director, Building and Zoning Services

02. Application No.: [BZA21-006](#)

Location: **42-44 E. PRESCOTT ST. (43215)**, located on the north side of Prescott Street, approximately 297 feet east of North Fourth Street. (010-030618; Italian Village Commission).

Existing Zoning: R-4, Residential District

Request: Variance(s) to Section(s):

3332.05(A)(4), Area District Lot Width Requirements.

To reduce lot width from 50 feet to 47 feet for Area A.

3332.15, R-4 Area District Requirements.

To reduce Area A lot area for a two dwelling unit building from 6,000 SF to 3,400 +/- SF (actual lot area) and 4,360 +/- SF calculated lot area with one-half of E. Prescott Street.

3332.18(D), Basis of Computing Area.

To increase lot coverage from 50% to 52% on Area B.

3332.19, Fronting.

To permit the existing and proposed two (2) dwelling unit buildings on Area A and Area B, respectively, to not front on a public street, as defined.

3332.25, Maximum side yards required.

To reduce the Area A maximum side yard from 9.6' (20%) to 5' (south side yard) with a parked permitted in the north side yard; and to reduce the Area B maximum side yard from 16' to 10'.

3332.26(C), Minimum Side Yard Permitted.

To reduce the Area A minimum north side yard from 5' to zero (0) feet for a parked car; and to reduce the Area B minimum north and south side yards from 5.33' to 5'.

3332.27, Rear Yard.

To reduce rear yard from 25% to 20% of lot area for Area B.

Proposal:

To split a lot and construct a 3-unit building on the new lot.

Applicant(s):

42 Prescott Street, LLC, c/o Dave Perry
411 East Town Street, Fl. 1
Columbus, Ohio 43215

Attorney/Agent:

Plank Law Firm, c/o Donald Plank
411 East Town Street, Fl. 2
Columbus, Ohio 43215

Property Owner(s):

Applicant

Planner:

Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

03. Application No.:

BZA21-025

Location:

255 LOWELL RD. (43209), located on the west side of Lowell Road, approximately 150 feet south of Ruhl Avenue (010-078392; Mideast Area Commission).

Existing Zoning:

R-4, Residential District

Request:

Variance(s) to Section(s):

3312.27(2), Parking setback line.

To reduce the parking setback from 25 feet to 20 feet.

3312.49(C), Minimum numbers of parking spaces required.

To reduce the minimum number of required parking spaces from 2 to 1.

Proposal:

To convert an existing garage into living space.

Applicant(s):

Leroy Brown
255 Lowell Road
Columbus, Ohio 43209

Attorney/Agent:

Higgz Home Improvements, LLC; c/o Greg Higgins
4188 Atlanta Drive
Columbus, Ohio 43228

Property Owner(s):

Applicant

Planner:

Phil B. Bennetch, (614) 500-3165; PBBennetch@Columbus.gov

04. **Application No.:** [BZA21-029](#)
Location: **3710 MULLANE CT. (43016)**, located at the southwest corner of Mullane Court and Frantz Road (590-197900; Hayden Run Civic Association).
Existing Zoning: PUD-8, Planned Unit Development-8 District
Request: Variance(s) to Section(s):
3332.21(A), Building lines.
To reduce the building line along Mullane Court from 25 feet to 15 feet.
Proposal: To convert an attached garage to living space and construct a new attached garage and driveway.
Applicant(s): Kevin & Laura Stevenson
3710 Mullane Court
Dublin, Ohio 43016
Attorney/Agent: None
Property Owner(s): Applicant
Planner: Phil B. Bennetch, (614) 500-3165; PBennetch@Columbus.gov
05. **Application No.:** [BZA21-035](#)
Location: **1915 GAULT ST. (43205)**, located on the south side of Gault Street, approximately 198 feet east of South Nelson Road (010-122695; Livingston Avenue Area Commission).
Existing Zoning: R-2, Residential District
Request: Variance(s) to Section(s):
3332.28, Side or rear yard obstruction.
To allow a driveway and parking in the western required side yard.
Proposal: To construct a single-unit dwelling.
Applicant(s): Central Ohio Community Improvement Corp.; c/o Curtiss Williams, CEO
845 Parsons Avenue
Columbus, Ohio 43206
Attorney/Agent: Healthy Rental Homes VI LLC; c/o Jordan Henderson
PO Box 77499
Columbus, Ohio 43207
Property Owner(s): Applicant
Planner: Michael Maret, (614) 645-2749; MJMaret@Columbus.gov
06. **Application No.:** [BZA21-038](#)
Location: **1185 MAETZELL DR. (43227)**, located on the west side of Maetzell Drive, approximately 185 feet south of Simpson Drive (010-100152; Mideast Area Commission).
Existing Zoning: R-2, Residential District
Request: Variance(s) to Section(s):
3332.25, Maximum side yards required.
To reduce the total required side yards from 12 feet to 8 feet.
3332.26, Minimum side yard permitted.
To reduce the southern minimum side yards from 5 feet to 2 feet.
Proposal: To construct a carport in the side yard.
Applicant(s): Delmi and Bryan Zuniga
1185 Maetzell Drive
Columbus, Ohio 43227
Attorney/Agent: None
Property Owner(s): Applicant
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

- 07. Application No.:** [BZA21-040](#)
Location: **1941 STOCKWELL DR. (43235)**, located at the southeast corner of Stockwell Drive and Drew Avenue (590-173057; Northwest Civic Association).
Existing Zoning: R-1, Residential District
Request: Variance(s) to Section(s):
3321.05(A)(2), Vision clearance.
To increase the height of a privacy fence from two and one-half feet in height above the finished lot grade to six feet and to increase the maximum 25 percent opacity to 100 percent to be located in a required yard having vehicular access to a street or abutting such access.
Proposal: To legitimize an existing fence.
Applicant(s): Sharon Padron
1941 Stockwell Drive
Columbus, Ohio 43235
Attorney/Agent: None
Property Owner(s): 7 Rent.com Ltd.
PO Box 21177
Columbus, Ohio 43221
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov
- 08. Application No.:** [BZA21-042](#)
Location: **63 E. RUSSELL ST. (43215)**, located at the southwest corner of East Russell Street and Kerr Street (010-036159; Italian Village Commission).
Existing Zoning: R-4, Residential District
Request: Variance(s) to Section(s):
3312.21(D)(1), Landscaping and screening.
To reduce the east side parking lot screening width from 4 feet to 3.5 feet, and to reduce the height from 5 feet to 3 feet.
To reduce the west side parking lot screening height from 5 feet to 2.5 feet (existing).
3312.21(D)(3), Landscaping and screening.
To allow the western parking lot screening to not be uniform in height and opacity along its entire length.
3312.27(3), Parking setback line.
To reduce the minimum parking setback from 10 feet to 3.5 feet.
Proposal: To construct 8 parking spaces for two existing apartments.
Applicant(s): Blackfriars Development, LLC; c/o James Harris
PO Box 16426
Columbus, Ohio 43216
Attorney/Agent: RAS Civil Engineering, LLC; c/o Rickard Alan Sicker, P.E., P.S.
PO Box 114
Amlin, Ohio 43002
Property Owner(s): Applicant
Planner: Phil B. Bennetch, (614) 500-3165; PBBennetch@Columbus.gov

09. **Application No.:** [BZA21-043](#)
Location: **1288 MEDFORD RD. (43209)**, located on the east side of Medford Road, approximately 230 feet north of Brookwood Road (010-088121; Mideast Area Commission).
Existing Zoning: R-3, Residential District
Request: Variance(s) to Section(s):
3312.27, Parking setback line.
To reduce the parking setback line from 25 feet to 22 feet.
Proposal: To convert an attached garage to living space.
Applicant(s): Benjamin and Ahuva Weinschneider
1288 Medford Road
Columbus, Ohio 43209
Attorney/Agent: Robert Goldstein, Atty.
2734 East Main Street
Columbus, Ohio 43209
Property Owner(s): Applicant
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov
10. **Application No.:** [BZA21-044](#)
Location: **23 ARDEN RD. (43214)**, located on the south side of Arden Road, approximately 170 feet east of North High Street (010-071761; Clintonville Area Commission).
Existing Zoning: R-3, Residential District
Request: Variance(s) to Section(s):
3332.26(B), Minimum side yard permitted.
To reduce the minimum eastern side yard from 5 feet to 4.25 feet.
Proposal: To construct an addition to a single-unit dwelling.
Applicant(s): Bonnie Smelser
23 Arden Road
Columbus, Ohio 43214
Attorney/Agent: Brenda Parker, Arch.
405 North Front Street
Columbus, Ohio 43215
Property Owner(s): Applicant
Planner: Michael Maret, (614) 645-2749; MJMaret@Columbus.gov

- POSTPONED
11. **Application No.:** **BZA21-045**
Location: **2505 SILVER DR. (43211)**, located on the west side of Silver Drive approximately 100 feet north of East Hudson Street (010-199729; North Lincoln Area Commission).
Existing Zoning: M, Manufacturing District
Request: Variance(s) to Section(s):
3363.19(C), Location requirements
To reduce the distance of a conditional use to a Residential District from 600 feet to 176 feet.
Proposal: To construct a furniture manufacturing business.
Applicant(s): Ninny Properties, LLC
3897 Ritamarie Drive
Columbus, OH 43220
Attorney/Agent: Connie J. Klema
P.O. Box 991
Pataskala, OH 43062
Property Owner(s): Applicant
Planner: Sierra L. Saumenig, (614) 645-7973; SLSaumenig@columbus.gov
12. **Application No.:** **BZA21-046**
Location: **766 GROVE ST. (43203)**, located on the north side of Grove Street, approximately 90 feet east of Hamilton Avenue (010-003486 & 010-057408; Near East Area Commission).
Existing Zoning: R-2F, Residential District
Request: Variance(s) to Section(s):
3332.05, Area District Lot Width Requirements.
To reduce lot width from 50 feet to 44 feet.
3332.14, R-2F Area District Requirements.
To reduce lot area from 6,000 SF to 2,710 SF.
3332.18, Basis of Computing Area.
To increase lot coverage from 50% to 52%.
3332.26, Minimum Side Yard Permitted.
To reduce the west side yard from 5.09 feet to 5.0 feet.
3332.27, Rear Yard.
To reduce rear yard from 25% of lot area to 5% of lot area.
3312.49, Minimum Number of Parking Spaces required.
To reduce the required number of off-street parking spaces from 4 spaces to 0 spaces.
Proposal: To construct a two-unit dwelling on recently combined parcels.
Applicant(s): Shiloh Development Partnership, LLC c/o Dave Perry
411 East Town Street, Fl. 1
Columbus, Ohio 43215
Attorney/Agent: Michael Kelly
175 South Third Street, Ste. 1020
Columbus, Ohio 43215
Property Owner(s): Shiloh Baptist Church of Columbus, c/o Michael Kelly
175 South Third Street, Ste. 1020
Columbus, Ohio 43215
Planner: Jamie Freise, (614) 645-6350; JFFreise@Columbus.gov

13. **Application No.:** [BZA21-047](#)
Location: **2600 STELZER RD. (43219)**, located at the northeast corner of Stelzer Road and Codet Road (010-255290; Northeast Area Commission).
Existing Zoning: L-AR-1, Limited Apartment Residential District
Request: Variance(s) to Section(s):
3333.35(G), Private garage.
To increase the height of the garages from 15 feet to 16 feet.
Proposal: To construct a number of detached garages.
Applicant(s): Metro Development, LLC
470 Olde Worthington Rd. STE 100
Westerville, OH 43082
Attorney/Agent: Jeffrey L. Brown
37 West Broad Street STE 460
Columbus, OH 43215
Property Owner(s): The New Salem Missionary Baptist Church
2965 Cleveland Avenue
Columbus, OH 43224
Planner: Sierra L. Saumenig, (614) 645-7973; SLSaumenig@columbus.gov
14. **Application No.:** [BZA21-048](#)
Location: **2337 N. CASSADY AVE. (43219)**, located on the west side of N. Cassady Avenue approximately 600 feet south of Agler Road (010-122683; Northeast Area Commission).
Existing Zoning: L-AR-1, Limited Apartment Residential District
Request: Variance(s) to Section(s):
3333.35(G), Private garage.
To increase the height of the garages from 15 feet to 16 feet.
Proposal: To construct a number of detached garages.
Applicant(s): Metro Development, LLC
470 Olde Worthington Rd. STE 100
Westerville, OH 43082
Attorney/Agent: Jeffrey L. Brown
37 West Broad Street STE 460
Columbus, OH 43215
Property Owner(s): Thomas D. Phillips III
1719 North Cassady Avenue
Columbus, OH 43219
Planner: Sierra L. Saumenig, (614) 645-7973; SLSaumenig@columbus.gov

15. **Application No.:** [BZA21-051](#)
Location: **4383 MELROY AVE. (43227)**, located on the south side of Melroy Avenue, approximately 30 feet east of Dutton Place (010-123483; Mideast Area Commission).
Existing Zoning: R-4, Residential District
Request: Variance(s) to Section(s):
3312.27(2), Parking setback line.
To reduce the parking setback from 25 feet to 0 feet.
Proposal: To legitimize and pave an expanded a residential driveway.
Applicant(s): David Riggs
4383 Melroy Avenue
Columbus, Ohio 43227
Attorney/Agent: None
Property Owner(s): Applicant
Planner: Phil B. Bennetch, (614) 500-3165; [PBBennetch@Columbus.gov](mailto:PBennetch@Columbus.gov)
16. **Application No.:** [BZA21-055](#)
Location: **367-371 E. HUDSON ST. (43202)**, located on the south side of East Hudson Avenue, approximately 175 feet west of Summit Street (010-015645; University Area Commission).
Existing Zoning: C-4, Commercial District
Request: Variance(s) to Section(s):
3312.49, Minimum numbers of parking spaces required.
To reduce the number of required spaces from 41 spaces to 0.
Proposal: To redevelop the site with a nightclub and patio.
Applicant(s): Bobby Miller
2640 Deming Avenue
Columbus, Ohio 43202
Attorney/Agent: DK Architects; c/o David Kerr, Arch.
2960 Columbus Pike
Delaware, Ohio 43015
Property Owner(s): Bubbykins LLC; c/o Nick Wolak
2520 Summit Street
Columbus, Ohio 43202
Planner: Michael Maret, (614) 614-2749; MJMaret@Columbus.gov